

**Valley Pond Townhome Association Board Meeting**  
**September 8, 2015      7:00 pm**  
**Jerry and Anne Krause   2107 Hidden Valley Dr.**

**Call to Order** and Welcome by Jim Pence at 7:00pm.

**Building Representatives present:**

**Bldg. 1:** Jim Pence

**Bldg. 4:** Jaye Lawrence

**Bldg. 7** Jim Dale

**Bldg. 2:** Carmen Sevcik

**Bldg. 5:** Jim Anderson

**Bldg. 8** --

**Bldg. 3:** Jan Foley

**Bldg. 6:** Norm Watt

**Bldg. 9:** Gary Freking

**Officers Present:** Jim Pence, Jim Dale, Anita Hellie, Sherry Freking

**Other members present:** Jerry Krause, Gene Bauer, Earlyne Moninger, Griff Wigley, Anne Krause

**Secretary's report:** M/S/P: Jim Dale/ Norm Watt to accept the Secretary's report.

**Treasurer's report:** M/S/P: Norm Watt/ Jim Dale to file the Treasurer' report for audit.

**Special Guest**—Jesus Huerta Amores, Huerta Brothers Lawn and Snow Care, explained how his company operates for lawn mowing and snow removal.

**Old Business:**

**Lawn Care Update and comparisons:** Carmen Sevcik reported that our lawn care is in keeping with what Almens indicated it would be.

**Seal Coating:** Gene Bauer reported that Harvey came back to do some touch ups. Gene is requesting an itemized bill. Jim Pence will contact Harvey to take a second look at Jim Anderson's driveway and fix needed areas.

**A thank you card** was received for the sympathy card sent to Jim Anderson's family at the death of his father.

**Driveways to be redone:** The building committee met and recommended that the base in the driveways of buildings 8 and 9 need to be checked; and, where needed, a new base be put in. They recommended that we proceed with doing the driveways of buildings 8 and 9. A proper notice time was discussed so owners could find a way to financially handle the cost. It was recommended that the project be done next summer—2016. This will give owners time to make any necessary financial arrangements to cover the costs.

**M/S/P: Norm Watt/Jim Anderson that the drive way to buildings 8 and 9** be replaced by the end of August 2016. The anticipated cost will be approximately \$2,000.00 per unit. Board Members may get questions concerning this discussion.

**Building History Documentation:** A volunteer is needed to keep the building work history documented. The last entry was done about 2-3 years ago. This is important because it helps us realize how long ago some projects were done and why it might need to be done again to keep our property in good repair. It might also help new owners understand why something needs to be done and now is the time.

**Architectural Committee Report:** Gene Bauer and Anne Krause  
Griff Wigley reported that the extra cost to insure his unit to cover the solar panel will be \$52.32. This will be paid by the home owner.

Other issues concerning solar panel costs include the removal of the panels when shingling has to be done and installing them after the shingling is done. This, too, will be covered by the homeowner. By-laws will need to be amended, presented and voted on by our members.

**New Business:**

**Snow Removal:** M/S/P: Carmen Sevcik/Jim Anderson to accept Huerta Brothers proposal for snow removal at \$6,000.00 for 2015-2016.

**2<sup>nd</sup> Amendment to the Declaration:**

M/S/P: Jim Pence/Gary Freking to give Sherry Freking, treasurer, permission to work with our lawyer John Ophaug to update the 2<sup>nd</sup> Amendment in the Declaration to cover changes in insurance of personal property, such as solar panels, which the association will not cover, and the costs to remove and replace the panels so shingling can be done.

Ballots will be prepared by Sherry Freking for building representatives to get votes to change the by-laws from their building unit owners.

**Adjournment:** M/S/P: Carmen Sevcik/Jaye Lawrence to adjourn the meeting.

**The October meeting will be held October, 13<sup>th</sup>** at Jim and Deb Anderson's Bldg. 5 1127 Heritage Dr.

Respectfully submitted,  
Anita Hellie

Carmen Sevcik has no report on the lawn mowing.

Jerry Krause reported that the roofs have been checked and that some minor repairs may need to be done.

**Architectural Committee:** Gene Moninger asked that the request form be filled out with plenty of details. Information and a copy of the form can be found on pages 26-28.

**General Information and Policies Book.** Please take the time to go over the Insurance Information on page 22 - 25.